

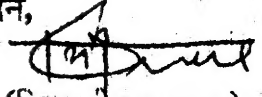
विकास योजना - मोशी (वाढीव हद्द) जि. अमरावती  
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम  
१९६६ चे कलम ३१(१) अन्वये मंजुरीबाबत..

महाराष्ट्र शासन  
नगर विकास विभाग,  
शासन शुद्धिपत्रक क्र.टिपीएस-२८०६/२९८/प्र.क्र.१८६/०६/नवि-३०  
मंत्रालय, मुंबई : ४०० ०३२,  
दिनांक : ३ नोव्हेंबर, २००८

पहा:- समक्रमांकाचा दि. २८ मार्च, २००८ चा शासन निर्णय

शासन शुद्धिपत्रक :- सोबतचे शुद्धिपत्रक महाराष्ट्र शासनाच्या राजपत्रात प्रसिध्द करावे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

  
(शिवाजी पाटणकर)

अवर सचिव

प्रति,

- १) विभागीय आयुक्त, अमरावती विभाग अमरावती
- २) संचालक, नगररचना, महाराष्ट्र राज्य, पुणे.
- ३) उपसंचालक, नगर रचना, अमरावती विभाग, अमरावती
- ४) जिल्हाधिकारी, अमरावती
- ५) सहायक संचालक नगर रचना, अमरावती शाखा, अमरावती
- ५) मुख्याधिकारी, मोशी नगरपरिषद, मोशी जिल्हा अमरावती
- ६) व्यवस्थापक, शासकीय मुद्रणालय व ग्रंथांगार नागपूर  
(त्यांना विनंती करण्यात येते की, सोबतचे शासकीय शुद्धिपत्रक महाराष्ट्र शासनाच्या राजपत्रात भाग-१ अमरावती विभागीय पुरवणीमध्ये प्रसिध्द करून त्याच्या १० प्रती या विभागास व १० प्रती संचालक नगररचना, महाराष्ट्र राज्य, पुणे व उपसंचालक नगर रचना, अमरावती विभाग, अमरावती तसेच सहायक संचालक नगर रचना, अमरावती शाखा, अमरावती यांना पाठवाव्यात.)
- ७) कक्ष अधिकारी, नवि-२९ यांना विनंती करण्यात येते की, सदर शुद्धिपत्रक विभागाच्या वेब साईटवर ठेवावी.
- ८) निवडनस्ती (कार्यासन नवि-३०)

## CORRIGENDUM

Government of Maharashtra  
Urban Development Department  
Mantralaya, Mumbai

Dated : 3<sup>rd</sup> November, 2008

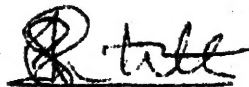
Maharashtra Regional and Town Planning Act-1966

No. TPS-2806/298/CR-186(B)/06/UD-30

In the accompaniment of Government Notification No. TPS-2806/298/CR-186(B)/2006/UD-30, dated 28th March, 2008 published in Maharashtra Government Gazette Part I, Amravati Division) dated 10th April, 2008 regarding sanction to Republished Development Plan of Morshi (Additional Area) following correction shall be made in "Schedule".

Sr. No.	EP No.	Particulars	Details of Correction
(1-A)	(1-B)	(1-C)	2
1	EP-1	Column No-6	Read "S.No. 6, 10, 18, 24, 45, 46, 50, 96 to 104, 106 to 111, 113 to 117 & 203" instead of "S.No. 6, 10, 18, 24, 45, 46, 50, 97 to 117 & 203"
2	EP-7	Column No-6	Read "S.No. 106(pt)" instead of "bearing S.No. 106"

By order & in the name of the Governor of Maharashtra.



(Shivaji Patankar)

Under Secretary to Government.

सुधारित विकास योजना - मोर्शी

पुनर्प्राप्ति विकास योजनेस, महाराष्ट्र प्रादेशिक  
नियोजन व नगररचना अधिनियम, १९६६ चे कलम  
३१ अन्वये मंजूरी....

महाराष्ट्र शासन

नगर विकास विभाग

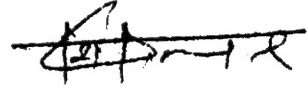
शासन निर्णय क्र. टिपीएस-२८०६/२९८/प्र.क्र.१८६/२००६/नवि-३०.

मंत्रालय, मुंबई - ४०० ०३२.

दिनांक : २८ मार्च, २००८.

शासन निर्णय : सोबतची अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,



(शिवाजी पाटणकर)

अवर सचिव

प्रति,

विभागीय आयुक्त, अमरावती विभाग, अमरावती.

जिल्हाधिकारी, अमरावती.

संचालक नगररचना, महाराष्ट्र राज्य, पुणे.

उप संचालक नगररचना, अमरावती विभाग, अमरावती.

सहायक संचालक नगररचना, अमरावती शाखा, अमरावती.

मुख्याधिकारी, मोर्शी नगर परिषद, जिल्हा अमरावती.

व्यवस्थापक, शासकीय मुद्रणालय, नागपूर.

त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासन राजपत्राच्या अमरावती  
विभागीय पुरवणीमध्ये प्रसिद्ध करून त्यांच्या ५ प्रती या विभागास व संचालक नगररचना, महाराष्ट्र राज्य,  
पुणे यांना पाठवाव्यात.

निवड नस्ती, नवि-३०.

**Republished Development Plan - Morshi**

Extension for according sanction under section 31 of the Maharashtra Regional & Town Planning Act, 1966-

**NOTIFICATION**

Government Of Maharashtra  
Urban Development Department  
Mantralaya, Mumbai - 400 032.

Dated : 28<sup>th</sup> March, 2008.

***The Maharashtra Regional & Town Planning Act, 1966***

**No.: TPS-2806/298/CR-186(A)/2006/UD-30 :-** Whereas, the Morshi Municipal Council (District Amravati) (hereinafter referred to as "the said Municipal Council") being the Planning Authority within its jurisdiction under clause (19) of Section 2 of the Maharashtra Regional & Town Planning Act, 1966 ( Maharashtra Act No.XXXVII of 1966) (hereinafter referred to as "the said Act") has, after carrying out survey of the lands within its jurisdiction as required under section 25 of the said Act, and preparing existing land use Plan published a notice regarding preparation of draft development plan under section 26(1) of the said Act, in the Maharashtra Government Gazette, Amaravati Division supplement, part-I dated 17<sup>th</sup> August, 2000 for inviting suggestions and objections to the said Draft Development Plan for the area of Morshi Municipal Council (Additional Area) (hereinafter referred to as "the said Development Plan");

And whereas, the said Municipal Council after following legal formalities stipulated under the said Act has submitted the said Development Plan on 9<sup>th</sup> July, 2002 to the State Government for sanction under sub section (1) of section 30 of said Act ;

And whereas, in accordance with the provision of subsection (1) of section 31 of the said Act, the said Draft Development Plan of the said Council is required to be sanctioned not later than one year from the date of its receipt from the Planning Authority or in accordance with the proviso to subsection (1) of section 31 of the said Act, within any such further period as may be specified by the State Government.

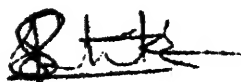
And whereas, the Government vide notification, Urban Development Department's no.TPS-2803/1698/CR-377(B)/2003/UD-30, dated 11<sup>th</sup> July,2005 appeared in the Maharashtra Government Gazette Part-I Amaravati Division Supplement dated 11<sup>th</sup> August,2005at page No.193 & 194 has sanctioned part of Draft Development Plan of Morshi (Additional area);

And whereas Government vide notice, Urban Development No. TPS-2803/1698/CR-377(C)/2003/UD-30, Dated 11<sup>th</sup> July,2005. published in the Maharashtra Government Gazette Part-I Amaravati Division Supplement dated 11<sup>th</sup> August,2005 at page No.194 to 205 has published the excluded part of the Draft Development Plan of Morshi (Additional area) for inviting suggestions / objections from public under second proviso to sub section (1) of section 31 of the said Act ;

And whereas the Government of Maharashtra has extended the time limit for sanctioning the said Draft Development Plan under subsection (1) of section 31 of the said Act, up to and inclusive of 11.7.2005. vide Government Notification Urban Development Department No. TPS-2803/1698/CR-377(A)/2003/UD-30 dated 11<sup>th</sup> July, 2005 ;

Now, therefore, in exercise of powers conferred upon the State Government under the proviso to sub section (1) of Section 31 of the said act, the Government of Maharashtra hereby extends the period for according sanction to the Draft Development Plan (Excluded Part) of the said Municipal Council upto and inclusive of 28<sup>th</sup> March, 2008 .

By order and in the name of Governor of Maharashtra.



(Shivaji Patankar)  
Under Secretary to Government.

# Development Plan of Morshi (Additional Area)

Accompaniment of Government Notification No. TPS-2806/298/CR-186(B)/2006/UD-30

dated 28<sup>th</sup> March, 2008.

## PART - II

### SCHEDULE OF MODIFICATIONS OF SUBSTANTIAL NATURE

Sr.No.	Excluded Portion No.	Proposal as per plan published u/s 26 of the Maharashtra Regional & Town Planning Act 1966 by Municipal Council, Morshi	Proposal as per plan submitted u/s 30 of the Maharashtra Regional & Town Planning Act 1966 by Municipal Council, Morshi	Modification of Substantial Nature as proposed by Government u/s 31(1) of the Maharashtra Regional & Town Planning Act 1966.	Modification of Sanctioned by Government u/s 31 (1) of the Maharashtra Regional & Town Planning Act 1966.
1	EP-1	No Development Zone	No Development Zone	Survey Nos. 6, 10, 18, 24, 45, 46, 50, 97 to 117 and 203 etc. of Mouje Morshi as shown in excluded part of the said Development Plan proposed to be deleted from "No Development Zone or Agricultural Zone" and included in "Residential Zone" as shown on plan in Orange colour verge.	Survey No 6, 10, 18, 24, 45, 46, 50, 97 to 117 and 203 etc. of Mouje Morshi as shown in excluded part of the said Development Plan is deleted from "No Development Zone or Agricultural Zone" and land so released is included in "Residential Zone" as shown on plan in Orange colour verge
2	EP-2	No Development Zone, S.No.18(pt), 24(pt) & 50(pt)	No Development Zone	II) 12 mt. wide D.P. road is proposed in S.No.18(pt), 24(pt) and 50(pt) as shown on plan in Orange colour verge.	12.00 mt. wide D.P. road is proposed in Survey No.18(pt), 24(pt) and 50(pt) as shown on plan in Orange colour verge.
3	EP-3	No Development Zone S.No.18(pt)	No Development Zone	Site No.28 - Secondary School and Play Ground (Area 1.00 Ha.)	The land admeasuring 1.00 Ha. bearing Survey No. 18 (pt) is reserved as Site No.28 "Secondary School and Play Ground" as shown on plan.

4	EP-4	No Development Zone S. No. 45(pt)	No Development Zone	Site No.29 – Dispensary ( Area 0.20 Ha.)	The land admeasuring 0.20 Ha. bearing Survey No. 45 (pt) is reserved as Site No.29 "Dispensary" as shown on plan.
5	EP-5	No Development Zone S. No. 45(pt)	No Development Zone	Site No.30 – Library (Area 0.05 Ha.)	The land admeasuring 0.05 Ha. bearing Survey No. 45 (pt) is reserved as Site No.30 "Library" as shown on plan.
6	EP-6	No Development Zone S.No.116(pt)	No Development Zone	Site No.31 – Primary School ( Area 0.4 Ha.)	The land admeasuring 0.40 Ha. bearing Survey No. 116 (pt) is reserved as Site No.31 "Primary School" as shown on plan.
7	EP-7	No Development Zone S.No.106	No Development Zone	Site No.32 – Secondary School & Play Ground (Area 1.00 Ha.)	The land admeasuring 1.00 Ha. bearing Survey No. 106 is reserved as Site No.32 "Secondary School & Play Ground" as shown on plan.
				For Site No.28 to 32, Appropriate Authority is Morshi Municipal Council. Reservation sites are also shown in Orange colour verge on the said plan.	For Site No.23 to 32, Appropriate Authority is Morshi Municipal Council. Reservation sites are also shown in Orange colour verge on the said plan.

4	EP-4	No Development Zone S. No. 45 (pt)	No Development Zone	Site No. 29 – Dispensary ( Area 0.20 Ha.)	The land admeasuring 0.20 Ha. bearing Survey No. 45 (pt) is reserved as Site No. 29 "Dispensary" as shown on plan.
5	EP-5	No Development Zone S. No. 45 (pt)	No Development Zone	Site No. 30 – Library (Area 0.05 Ha.)	The land admeasuring 0.05 Ha. bearing Survey No. 45 (pt) is reserved as Site No. 30 "Library" as shown on plan.
6	EP-6	No Development Zone S.No. 116 (pt)	No Development Zone	Site No. 31 – Primary School ( Area 0.4 Ha.)	The land admeasuring 0.40 Ha. bearing Survey No. 116 (pt) is reserved as Site No. 31 "Primary School" as shown on plan.
7	EP-7	No Development Zone S.No. 106	No Development Zone	Site No. 32 -- Secondary School & Play Ground (Area 1.00 Ha.)	The land admeasuring 1.00 Ha. bearing Survey No. 106 is reserved as Site No. 32 "Secondary School & Play Ground" as shown on plan.
				For Site No. 28 to 32, Appropriate Authority is Morshi Municipal Council. Reservation sites are also shown in Orange colour verge on the said plan.	For Site No. 23 to 32, Appropriate Authority is Morshi Municipal Council. Reservation sites are also shown in Orange colour verge on the said plan.

# SANCTIONED MODIFICATION TO DEVELOPMENT CONTROL RULES

Sr.No.	Excluded Portion	Rule No. / Table No.	Modification of substantial nature as proposed by the State Government under Section 31(i) of the M.R. & T.P. Act, 1966.	Modification of sanctioned by Government under Section 31(j) of the M.R. & T.P. Act, 1966.
3	EP-8	New Rule No.2.38	New Rule No.2.37 is to be proposed after Rule No.2.37:- New Rule No.2.38 :- <u>Stilt or Stilts floor</u> :- Stilt or Stilts floor means ground level portion of a building consisting of structural column supporting the super structure done without any enclosures and not more than 2.2 mts. in height from the floor of Stilt, raised maximum of 15 cm. about the average ground level and upto the lowest point of the ceiling (i.e. bottom of beam) for the purpose of Parking Vehicles, Scooters, Cycles etc.	New Rule No.2.37 is incorporated after Rule No.2.37:- New Rule No.2.38 :- <u>Stilt or Stilts floor</u> :- Stilt or Stilts floor means ground level portion of a building consisting of structural column supporting the super structure done without any enclosures and not more than 2.2 mts. in height from the floor of Stilt, raised maximum of 15 cm. about the average ground level and upto the lowest point of the ceiling (i.e. bottom of beam) for the purpose of Parking Vehicles, Scooters, Cycles etc.
9	EP-9	5.1 (e)	In Rule No. 5.1 (e) (xii) is to be proposed after (xi) as under (xii) :- Give particular of the Parking provided & required under Regulation No.21.	In Rule No. 5.1 (e) (xii) is incorporated after (xi) as under (xii) :- Give particular of the Parking provided & required under Regulation No.21.
10	EP-10	9.4	Rule No. 9.4 is proposed to be deleted.	Rule No. 9.4 is deleted.
11	EP-11	20.3.2 (b)	Rule No.20.3.2 (b) is proposed to be substituted as under :- (b) : Ground coverage shall not exceed 1/3 rd of the net plot area and built up area on all floors shall not exceed the net plot area; Parking spaces shall be provided as per regulation No.21.	Rule No.20.3.2 (b) is substituted as under :- (b) : Ground coverage shall not exceed 1/3 rd of the net plot area and built up area on all floors shall not exceed the net plot area; Parking spaces shall be provided as per regulation No.21.
12	EP-12	Table No.1	New Foot Note No.5 is proposed to be added in Rule No.20.3.1.1 after the Foot Note No.4 below Table No.1 as Note 5:- (i) Plot Size should be related to road width, (ii) Front setback should be related to road width (read column No.1 to 4).	New Foot Note No.5 is added in Rule No.20.3.1.1 after the Foot Note No.4 below Table No.1 as Note 5:- (i) Plot Size should be related to road width, (ii) Front setback should be related to road width (read column No.1 to 4).



			(iii) Other marginal distances, permissible built-up area etc. should be related to plot size (read column No.3 to 8)	(iii) Other marginal distances, permissible built-up area etc. should be related to plot size (read column No.3 to 8)
13	EP-13	New Rule No. 20.3.3 (a)	New Rule No.20.3.3 (a) is proposed to be added in Rule No. 20.3.3 as 20.3.3 (a) :- For any of the above types of building total of built-up area on all floors shall not exceed the net plot area.	New Rule No.20.3.3 (a) is added in Rule No. 20.3.3 as 20.3.3 (a) :- For any of the above types of building total of built-up area on all floors shall not exceed the net plot area.
14	EP-14	20.7.2	New Sub Rule F is proposed to be added after Rule No.20.7.2 as per the instructions of Govt. dated 3/7/1999 for giving relaxation to the Telecom Dept. or private firms to assemble Telecom equipments as :- F) Room for electronic equipments, Cellular, Mobile Telecommunication Systems :- Where permissible built up area of any building is already consumed, the Chief Officer may permit the area of one room for installation of telephone connector free of F.S.I. as per requirement of Department of Telecommunication or the companies authorised on that behalf. This area shall not be included in covered area for the built up area calculations but not exceeding 20 Sq.Mt. permissible built up area of the plot is not fully consumed such benefit of treating it free of F.S.I. shall not be given.	New Sub Rule F is added after Rule No.20.7.2 as per the instructions of Govt. dated 3/7/1999 for Section 37 for giving relaxation to the Telecom Dept. or private firms to assemble Telecom equipments as :- F) Room for electronic equipments, Cellular, Mobile Telecommunication Systems :- Where permissible built up area of any building is already consumed, the Chief Officer may permit the area of one room for installation of telephone connector free of F.S.I. as per requirement of Department of Telecommunication or the companies authorised on that behalf. This area shall not be included in covered area for the built up area calculations but not exceeding 20 Sq.Mt. However the permissible built up area of the plot is not fully consumed such benefit of treating it free of F.S.I. shall not be given.
15	EP-15	New Rule C.5.2	In Appendix C, C-5.2 is proposed to be added after C-5.1 as :- New C-5.2 :- Every technical person must certify on plan that the plan prepared by him are in accordance with the norms as specified by Indian Standard Institute and he will be held responsible for any harm cause in earthquake, due to negligence of the standards if it is not possible for him to certify then same should be	In Appendix C, C-5.2 is added after C-5.1 as :- New C-5.2 :- Every technical person must certify on plan that the plan prepared by him are in accordance with the norms as specified by Indian Standard Institute and he will be held responsible for any harm cause in earthquake, due to negligence of the

			obtained from the Indian Standard Institute and accordingly be noted on Plan.	standards if it is not possible for him to certify then same should be obtained from the Indian Standard Institute and accordingly be noted on Plan.
16	EP-16	Appendix - B	The following sentence is proposed to be added after the last paragraph in Appendix - B. I have confirmed that the proposed construction is as per the norms as specified by the Indian Standard Institute for resistance the earthquake.	The following sentence is added after the last paragraph in Appendix - B. I have confirmed that the proposed construction is as per the norms as specified by the Indian Standard Institute for resistance the earthquake.
17	EP-17	Appendix - G-1 (14)	As per the instruction in Government Circular Dtd.15/2/1996 the following provision shall be included in building bye-laws: Appendix G-1 at Sr.No.14 as :- "Flour Mill in a separate building of ground floor only and having electric power supply not more than 7.5 KW".	As per the instruction in Government Circular Dtd.15/2/1996 the following provision is included in building bye-laws Appendix G-1 at Sr.No.14 as :- "Flour Mill in a separate building of ground floor only and having electric power supply not more than 7.5 KW".
18	EP-18	G-6	As per the Government directives dtd.17/9/1997 the new provision for L.P.Gas Godown is to be added in Appendix G-6 as :- G-6 (9) : L.P Gas Godown is permissible in no development zone subject to following conditions: i) Minimum Plot area should not less than 2000 Sq.Mt. ii) Built-up area up to 20% maximum is permissible. iii) Only ground structure is permissible. iv) N.O.C. from Controller of Explosive and Fire Brigade Authority should be obtained. v) Condition imposed by Municipal Council should be followed. vi) Prior approval should be obtained from the Divisional Deputy Director of Town	As per the Government directives dtd.17/9/1997 the new provision for L.P.Gas Godown is added in Appendix G-6 as :- G-6 (9) : L.P Gas Godown is permissible in no development zone subject to following conditions: i) Minimum Plot area should not less than 2000 Sq.Mt. ii) Built-up area up to 20% maximum is permissible. iii) Only ground structure is permissible iv) N.O.C. from Controller of Explosive and Fire Brigade Authority should be obtained. v) Condition imposed by Municipal Council should be followed.

19	EP-19	G-8	<p>planning, Amaravati Division Amaravati.</p> <p>The Rules regarding accommodation reservation on Page No.24 to 32 of Development Plan Report submitted under section 30 of M.R.T.P. Act, 1986 are modified as under :-</p> <p>1) In Sr.No.1 (C) Column No.4 (i) the word "Total Area" in 3<sup>rd</sup> sentence shall be substituted as "Net Area".</p> <p>2) In this column new Sr. No.(iii) is added as under :-</p> <p>"Owner can choose any of the option from Sr. No "(i) or (ii) above. After selecting the option the change of option for partly area can not be made.</p>	<p>v) Prior approval should be obtained from the Divisional Deputy Director of Town Planning, Amaravati Division Amaravati.</p> <p>The Rules regarding accommodation reservation on Page No.24 to 32 of Development Plan Report submitted under section 30 of M.R.T.P. Act, 1986 are modified as under :-</p> <p>1) In Sr.No.1 (C) Column No.4 (i) the word "Total Area" in 3<sup>rd</sup> sentence shall be substituted as "Net Area".</p> <p>2) In this column new Sr. No.(iii) is added as under :-</p> <p>"Owner can choose any of the option from Sr. No "(i) or (ii) above. After selecting the option the change of option for partly area can not be made.</p>
20	EP-20	Sub Rule 21.4	<p>Sub Rule 21.4 is proposed to be included in Rule No.21 "Parking Spaces"</p> <p>21.4 :- Parking Spaces at stilt floor</p> <p>A) The height of stilt shall not be more than 2.20 mt measured from the floor of stilt upto 15 cm. above the average ground level upto the lowest point of ceiling (i.e bottom of beam)</p> <p>B) Area of stilt shall not exceed the maximum permissible built up area at ground floor.</p> <p>C) Height of building with a stilt shall not exceed the maximum permissible height as given in Regulation No.20.6</p> <p>D) Stilt shall be kept open from all sides (or at least three sides)</p>	<p>Sub Rule 21.4 is included in Rule No.21 "Parking Spaces"</p> <p>21.4 :- Parking Spaces at stilt floor</p> <p>A) The height of stilt shall not be more than 2.20 mt. measured from the floor of stilt raised maximum upto 15 cm. above the average ground level upto the lowest point of ceiling (i.e bottom of beam)</p> <p>B) Area of stilt shall not exceed the maximum permissible built up area at ground floor.</p> <p>C) Height of building with a stilt shall not exceed the maximum permissible height as given in Regulation No.20.6</p> <p>D) Stilt shall be kept open from all sides (or at</p>

21	EP-21	20.7.2	<p>E) Stilt floor should be used only for Parking it cannot be used for any other purpose.</p> <p>F) Stilt constructed as per above conditions shall not be included in covered area calculations or built up area calculations.</p> <p>As suggested in above Rule No.21.4 if the stilt is constructed for Parking space it shall not be included in built up area for that Rule No.(g) is proposed to be included in Rule No.21.7.2 as follows:-</p> <p>(g) : Stilt floor space constructed as per regulation No.21.4 and used as parking spaces.</p>	<p>least three sides)</p> <p>E) Stilt floor should be used only for Parking It cannot be used for any other purpose.</p> <p>F) Stilt constructed as per above conditions shall not be included in covered area calculations or built up area calculations.</p> <p>As suggested in above Rule No.21.4 if the stilt is constructed for Parking space it shall not be included in built up area for that Rule No.(g) is included in Rule No.21.7.2 as follows:-</p> <p>(g) : Stilt floor space constructed as per regulation No.21.4 and used as parking spaces.</p>
22	EP-22	New Rule No.29	<p>As per the Government instruction on 19/9/1995 under Section 154 about installation of Solar Water Heating System, add Rule No.29 is to be included in Development Control Rules as :-</p> <p>Special Provision for Installation of Water Heating Systems :-</p> <p>The Solar Water Heating System should be made in the building for Hospitals, Hotels, Guest houses, Police men / Army barracks, Canteens, Laboratory and Research Schools and Colleges and other Institutes.</p> <p>The Solar Water Heating System be mandatory in the Hospitals and Hostels, where the Hot Water requirement is of continuous nature in this buildings the system must be provided with auxiliary backup.</p> <p>The used of Solar Water Heating System is recommended in the following types of buildings in the Govt./Semi Govt. and Institutional building where the Hot water requirement may not be continuous / permanent.</p> <p>i) Guest House</p> <p>ii). Police men /Army Barracks.</p>	<p>As per the Government instruction on 19/9/1995 under Section 154 about installation of Solar Water Heating System, add Rule No.29 is included in Development Control Rules as :-</p> <p>Special Provision for Installation of Water Heating Systems :-</p> <p>The Solar Water Heating System should be made in the building for Hospitals, Hotels, Guest houses, Police men / Army barracks, Canteens, Laboratory and Research Institutions, Hostels of Schools and Colleges and other Institutes.</p> <p>The Solar Water Heating System be mandatory in the Hospitals and Hostels, where the Hot Water requirement is of continuous nature in this buildings the system must be provided with auxiliary backup.</p> <p>The used of Solar Water Heating System must be provided with auxiliary backup.</p> <p>The used of Solar Water Heating System is recommended in the following types of buildings in the Govt./Semi Govt. and Institutional building where the Hot water requirement may not be continuous / permanent.</p> <p>i) Guest House</p> <p>ii). Police men /Army Barracks.</p>

	<p>III) Canteens.</p> <p>IV) Laboratory and Research Institutions where hot water is needed.</p> <p>V) Hostels, Schools, Colleges and other Institute.</p> <p>(1) The Installation of the Electrical Backup in all such water heating system shall be optional depending on the nature of requirement of hot water.</p> <p>(2) It is suggested that Solar Water heating system of the capacity of about 100 Ltr. per day based on thormosyphonominical with necessary electrical backup be installed at residential buildings like hostels.</p> <p>(3) Solar Water heating system can also be integrated with the building design. These can either be put on the parapet or could be integrated with the south facing vertical wall of building. The best inclination of the Collector for regular used through out the year is equal to the local latitude of the place. The Collectors should be facing south. However for only winter used the optimum inclination of the Collector would be (latitude + 15 degrees of the south). Even if the Collectors are built in the south facing vertical wall of the building the output from such Collectors during winter month is expected to be within 32% out put from the optimum included Collector.</p> <p>(4) All the need buildings to be constructed shall have on installed hot water lines from the roof top and also insulated distribution pipelines to each of the points where hot water is required in the building</p> <p>(5) The capacity of the solar water system to be installed on the building basis of the average occupancy of the buildings. The norms for hospitals, hotels and other functional buildings are given below.</p>	<p>requirement may not be continuous / permanent</p> <p>I) Guest House</p> <p>II) Police men / Army Barracks.</p> <p>III) Canteens.</p> <p>IV) Laboratory and Research Institutions where hot water is needed.</p> <p>V) Hostels, Schools, Colleges and other Institute.</p> <p>(1) The Installation of the Electrical Backup in all such water heating system shall be optional depending on the nature of requirement of hot water.</p> <p>(2) It is suggested that Solar Water heating system of the capacity of about 100 Ltr per day based on thormosyphonominical with necessary electrical backup be installed at residential buildings like hostels.</p> <p>(3) Solar Water heating system can also be integrated with the building design. These can either be put on the parapet or could be integrated with the south facing vertical wall of building. The best inclination of the Collector for regular used through out the year is equal to the local latitude of the place. The Collectors should be facing south. However for only winter used the optimum inclination of the Collector would be (latitude + 15 degrees of the south). Even if the Collectors are built in the south facing vertical wall of the building the output from such Collectors during winter month is expected to be within 32% out put from the optimum included Collector.</p> <p>(4) All the need buildings to be constructed shall have on installed hot water lines from the</p>
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23	EP-23	New Rule 30	<p>New Rule 30 regarding Model Building Bye-laws to provide facilities physically handicapped person is</p>	<p>New Rule 30 regarding Model Building Bye-laws to provide facilities physically handicapped person is</p>																								

24	EP-24		proposed to be added as Appendix-M. appended hereinafter.	handicapped person is added as Appendix-M. appended hereinafter.
25	EP-25	19.2 New Rule No.31	In rule 19.2 a new word "Crèche" is proposed to be added after word "Pavilion". After new Rule No.30 rule No. 31 for commercial use of lands in possession of the Maharashtra State Transport Corporation as follows :- Rule No.31:-Not withstanding anything to the contrary contain in these regulation or the development plan / planning proposals, land in possession of the Maharashtra State Road Transport Corporation shall be allowed to be developed for commercial use to the extend of 50 % of admissible floor space index subject however, to the general restriction otherwise applicable to such development and also in accordance with the Government of Maharashtra Home Department Resolution No. STC-3400/ CR-148/TRA-1, dated 1 <sup>st</sup> February 2001, as may be modified time to time.	In rule 19.2 a new word "Crèche" is added after word "Pavilion". After new Rule No.30 new rule No. 31 for commercial use of lands in possession of the Maharashtra State Transport Corporation is added as follows :- Rule No.31:-Not withstanding anything to the contrary contain in these regulation or the development plan / planning proposals, land in possession of the Maharashtra State Road Transport Corporation shall be allowed to be developed for commercial use to the extend of 50 % of admissible floor space index subject however, to the general restriction otherwise applicable to such development and also in accordance with the Government of Maharashtra Home Department Resolution No. STC 3400/ CR-148/TRA-1, dated 1 <sup>st</sup> February 2001, as may be modified time to time.
26	EP-26	New Rule No.32	After new Rule No.31 a new Rule No.32 for Regulations for Development of IT/ITES is proposed to be added as appendix-N.	After new Rule No.31 a new Rule No.32 for Special Regulations for Development of IT/ITES is added as appendix-N.

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## APPENDIX - M

### Model Building Bye-laws to provide facilities for physically handicapped persons :-

#### BYE-LAWS

##### I. SHORT TITLE EXTENT & COMMENCEMENT

- 1.1 These bye-laws shall be annexed to the Building Bye-Laws and Development Control Rules for Morshi Municipal Council, Dist. Amaravati.
- 1.2 They shall be extent to a whole Municipality of Morshi, Dist. Amaravati.
- 1.3 They shall come into force after one month from the publication of the Notification of final approval from Government.

##### 2. DEFINITIONS :

- 2.1 Non-ambulatory Disabilities :- Impairments that, regardless of cause or manifestation for all practical purposes, confine individuals to wheelchairs.
- 2.2 Semi-ambulatory Disabilities :- Impairments that cause individuals to walk with difficulty or incurty individuals using braces or crutches, amputees, aribritics, spastics and those with pulmonary and cardiac ills may be semi-ambulatory.
- 2.3 Hearing Disabilities :- Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.
- 2.4 Sight Disabilities :- Total blindness or impairments affecting sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.
- 2.5 Wheel Chair :- Chair used by disabled people for mobility. The standard size at wheelchair shall be taken as 1050 mm x 750 mm.

##### 3. SCOPE

There bye-law are applicable to all buildings and facilities used by the public it does not apply to private and public residence.

##### 4. SITE DEVELOPMENT

Level of the road access paths and parking areas shall be described in the plan along with specification of the materials :

- 4.1 Access path/walk way : Access path and plot entry and surface and parking to building entrance shall be minimum of 1800 mm wide having even surface without any steps, slope, if any, shall not have gradient greater than 5% selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously afferent from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor material" (Annexure-1). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.
- 4.2 Parking :- For parking of vehicles at handicapped people, the following provisions shall be made :-
  - a) Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30.0 meter from building entrance.
  - b) The width of parking bay shall be minimum 3.6 meter.
  - c) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
  - d) Guiding floor materials shall be provided or a device which guides visually impaired persons with audible signals or other devices which serves the same purpose shall be provided.

##### 5. BUILDING REQUIREMENTS



The specified facilities for the buildings for physically handicapped persons shall be as follows :-

1. Approach to plinth level
2. Corridor connecting the entrance text for the handicapped
3. Stair-ways
4. Lift
5. Toilet
6. Drinking water

5.1 Approach to plinth level : Every building should have at least one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

5.1.1 Ramped Approach : Ramp shall be finished with non-slip material to enter the building. Minimum width of ramp shall be 1800 mm. With maximum gradient 1:12 length of ramp shall not exceed 9.0 meter having 800 mm high handrail on both sides extending 300 mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the handrail shall be 50 mm.

5.1.2 Stepped Approach : For stepped approach, size of tread shall not be less than 300 mm and maximum riser shall be 150 mm. Provision of 800 mm high handrail on both sides of the stepped approach similar to the ramped approach.

5.1.3 Exist/Entrance Door : Minimum clear opening of the entrance door shall be 900 mm and if shall not be provided with a step that obstructs the passage of a wheelchair user. Threshold shall not be raised more than 12 mm.

5.1.4 Entrance Landing : Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 mm x 2000 mm. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (to coloured floor material whose colour and brightness is consciously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor materials" (Annexure-1). Finishes shall have a non slip surface with a texture traversable by a wheelchair. Curbs wherever provided should be end to a common level.

5.2 Corridor connecting the entrance/exit for the handicapped : The corridor connecting the entrance/exit of handicapped leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows :

e) Guiding floor materials shall be provided or devices that emit sound to guide visually impaired persons.

f) The minimum width shall be 1500 mm.

g) In case there is a difference of level slope ways shall be provided with a slope of 1:12.

h) Hand falls shall be provided for ramps/slope ways.

5.3 Stair-ways : One of the stair-way near the entrance/exit for the handicapped shall have the following provisions :-

a) The minimum width shall be 1350 mm.

b) Height of the riser shall not be more than 150 mm and width of the tread 300 mm. The steps shall not have abrupt (square) nosing.

c) Maximum number of risers on a flight shall be limited to 12.

d) Handrails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight or steps.

5.4 Lifts : Wherever lift is required as per bye-law, provisions of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 persons capacity of Bureau of Indian Standards.

Clear internal depth  
Clear internal width

1100 mm  
2000 mm

Entrance door width

900 mm

- a) A handrail not less than 600 mm long at 1000 mm above floor level shall be fixed adjacent to the control panel.
- b) The lift lobby shall be of an inside measurement of 1800 mm x 1800 mm or more.
- c) The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 Meter Sec.
- d) The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/exit is either open or closed.

5.5 Toilets : One special W.C. in a set of toilet shall be provided for the use of handicapped with essential provision of wash basin near the entrance for the handicapped.

- a) The minimum size shall be 1500 mm x 1750 mm
- b) Minimum clear opening of the door shall be 800 mm and the door shall swing out.
- c) Suitable arrangement of vertical/horizontal handrails with 50 mm clearance from wall shall be made in the toilet.
- d) The W.C. seat shall be 500 mm from the floor.

5.6 Drinking Water : Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them

5.7 Designing for Children : In the buildings meant for the predominate use of the children, it will be necessary to suitably alter the height of the handrail and other fittings and fixtures etc.

#### **Annexure I Explanatory Note**

##### **GUIDING/WARNING FLOOR MATERIAL :**

The floor material to guide or warn the visually impaired person with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture gives audible signals with sensory warning when a person moves on this surface with walking stick. The guiding/warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas :-

- a) The access path to the building and the parking area.
- b) The land lobby towards the information board, reception, lifts, stair cases & toilets.
- c) Immediately at the beginning/end of walkway where there is a vehicular traffic.
- d) At the location abruptly changing in level or beginning/end of ramp.
- e) Immediately in front of an entrance/exit and the landing.

##### **PROPER SIGNAGE:**

Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signals. Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision whereas visual signals benefit those with hearing disabilities.

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired person, information board in braille should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking there should not be any producing

signs which creates obstructions in walking. Public address system may also be provided in busy public areas.

The symbols / information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International symbol marked for wheel chair as shown below the installed at the lift, toilet, stair cases, parking areas etc. that have been provided for the handicapped.

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## APPENDIX - N

### Special Regulations for Development of IT/ITES

#### R-1 **Definition :**

In the context of the policy, the Information Technology Industry, industry, IT services and IT Enabled Services as defined below :-

IT Task force of Government of India has defined IT software as follows :-

a) IT Software : IT Software is defined as any representation of instruction, data, sound or image, including source code and object code, recorded in a machine readable form and capable of being manipulated or providing interactivity to a user, with the means of a computer.

b) IT Hardware : IT Hardware covers approximately 150 IT products notified by Directorate of Industries.

c) IT Services and IT Enabled Services : These includes various IT services and are defined by the IT Task force of the Government of India as follows :-

" IT Service including IT Enabled Service is defined as any unit that provides services, that result from the use of any IT Software over a Computer System for realizing any value addition"

The Directorate of Industries has prepared and published an illustrative list of such IT Enabled Services which is to be updated from time to time.

#### R-1.2 **Height of the Room for I.T.E. :**

Notwithstanding any thing contained in these regulations, any telematic equipment storage erection facility can have a height as required for effective functioning of that system.

#### R-1.3 **Covered Antenna to be Free of FSI :-**

Any covered Antenna/Dish Antenna/communication Tower will be allowed to be erected free of FSI, if it is used for Telecom (basic Cellular or Satellite Telephone) or ITE purpose which shall include equipment relating to Earth Station, V-Sat, Routes, Transponders and similar ITE related structures or equipment.

#### R-1.4 **I.T.E.s to be allowed in Residential Zone :-**

"Notwithstanding any thing contained in these regulations, IT / ITES on the plots/ premises fronting on roads having width more than 12.00 Mt." shall be allowed.

#### R-1.5 **I.T.E.s to be allowed in Industrial Zone (I-1) :-**

IT / ITES shall be permitted in I-1 Zone & Services Industrial Estates on all plots fronting on roads having width more than 12.00 Mt.

#### R-1.6 **I.T.E.s to be allowed in General Industrial Zone (I-2) & Special Industrial Zone (I-2) :**

IT / ITES shall be permitted on all plots fronting on roads having width more than 12.00 Mt.

#### R-1.7 **I.T.E.s to be allowed in No Development Zone/Green Zone earmarked in the Development Plan :-**

Development Plan of IT / ITES with ancillary residential development shall be allowed in No Development Zone subject to the following conditions: -

- (a) The total FSI shall not exceed 0.20
- (b) Residential Development shall not exceed one third of the total built up area.
- (c) Construction of ITE / Ancillary residential use may be permitted (in suitable location so as to keep as much as remaining space open) up to 20 percent on 10 percent of the area of plot. On remaining 90 percent plot, trees shall be planted at the rate of 500 trees per hectare.
- (d) Sub-division of land shall be permitted with the area of plot to be sub-divided being not less than 4000 Sq.Mt.

**R-1.8 Additional FSI to IT/ I.T.E.s :-**

Subject to approval by Director of Industries, the Commissioner/Chief Officer or as the case may permit the Floor Spaces Indices specified in these regulations to be exceeded to the extent of 100 percent over and above the permissible FSI as under (including for IT/ITES units located in No Development Zone/Green Zone/Agricultural Zone proposed in the Development Plan or Regional Plan.

- (i) 100 percent additional FSI shall be made available to all IT/ITES units in public IT parks.
- (ii) 100 percent additional FSI shall be made available to all registered IT/ITES units located in private IT parks approved by the Director of Industries.
- (iii) Permission for erecting towers and antenna upto the height permitted by the Civil Aviation Department shall be granted by the concerned municipal bodies at the time and as a part of approval of building plan itself.

**R-1.9 General Terms/Conditions applicable for Development of IT/ITES units :**

- i) Additional FSI to IT/ITES would be available only upon full utilization of basic admissible FSI.
- ii) Additional FSI to IT/ITES would be available to IT/ITES parks duly approved by the Director of Industries.
- iii) The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 25 percent of the present day market value of the land under reference as indicated in the Ready Reckoner.
- iv) 25 percent the total premium shall be paid to the Government and remaining 75 percent amount shall be paid to the said respective Municipal Corporation, Municipal Councils, Special Planning Authority or New Town Development Authority. Where no such Planning Authority exists, the share of premium shall be paid to the MIDC.
- v) The premium so collected by the Planning Authorities / MIDC shall be primarily used for development / up-gradation of all sites infrastructures required for IT/ITES park and the utilization of this premium shall be monitored by the empowered committee.
- vi) In the event, the developer comes forward for provision of such of site infrastructure at his own cost, then the respective Planning Authority or the MIDC as the case may be shall determine the estimated cost of the works and shall also prescribed the standards for the work. After completion of the works, the said Planning Authority / MIDC shall verify as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the said Planning Authority / MIDC.
- vii) Users/Services ancillary to the IT / ITES : While developing site for IT/ITES with additional FSI, users ancillary to the principal user as may be approved by the Directorate of Industries shall also be allowed.

viii)

No condonation in the required open spaces, parking and other requirements prescribed in these regulations shall be allowed in case of such additional FSI.

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